

IN RE: PETITION FOR SPECIAL HEARING	* BEFORE THE
NW/S Woodlawn Avenue, 115' SW of	* DEPUTY ZONING COMMISSIONER
the c/l of Sycamore Avenue	* OF BALTIMORE COUNTY
(207 Woodlawn Avenue)	* Case No. 95-448-SPH
15th Election District	*
7th Councilmanic District	
Garland Hurt, et ux	
Petitioners	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 207 Woodlawn Avenue, located in the vicinity of Sparrows Point Road and North Point Boulevard in Edgemere. The Petition was filed by the owners of the property, Garland and Carnether Hurt. The Petitioners seek approval of an existing accessory structure (10' x 10' shed) and the storage of a towable recreational vehicle on a vacant lot. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitioners were Garland Hurt, property owner, Burton M. Greenstein, Esquire, and Debra Sober, Esquire, the Petitioners' attorneys. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 3,450 sq.ft., more or less, zoned D.R. 5.5 and is presently unimproved. The property is also known as Lot 10 of the subdivision known as Odd Fellows - Sparrows Point, and is 30 feet wide by approximately 115 feet deep. Mr. Hurt testified that he purchased Lots 10, 11 and 12 of this subdivision in 1968. All three lots are vacant at this time, but for the shed and camper which are the subject of this request, and a vegetable garden Mr. Hurt has planted on Lot 10. Mr. Hurt testified that he uses

ORDER RECEIVED FOR FILING

Date

By

RECEIVED

the shed for storing lawn and maintenance equipment used to maintain the three lots in question in acceptable condition. Mr. Hurt testified that having the shed on the property allows him the convenience of not having to bring this equipment with him each time he comes to cut the lawn or tend his garden. Further testimony indicated that Mr. Hurt also stores a towable camper-type recreational vehicle on the property. Mr. Hurt testified that he uses this recreational vehicle for camping purposes and that from October through April, it is stored on a farm where he goes hunting. Mr. Hurt testified that he has offered the lots to his grandchildren in the hope that someday, one of them will build a house thereon. However, none of his grandchildren have taken him up on his offer and in the meantime, Mr. Hurt seeks to continue to use the lots as he has in the past.

As noted earlier, no one from the surrounding community appeared in opposition to the Petitioners' request. Furthermore, testimony indicated that both the shed and the recreational vehicle have been on the property for over a year. Therefore, it appears that the relief requested does not pose a problem for the adjoining, affected property owners.

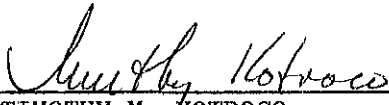
After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare. However, the relief requested shall be limited to the existing accessory structure and recreational vehicle. In the event the Petitioner seeks to

add any additional structures/vehicles to the site, another special hearing must be held to determine the appropriateness of same.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 1st day of August, 1995 that the Petition for Special Hearing seeking approval of an existing accessory structure (10' x 10' shed) and a towable recreational vehicle to remain on the subject property, also known as Lot 10 of Odd Fellows - Sparrows Point, a vacant lot, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The special hearing relief granted herein is limited to the existing shed and recreational vehicle. In the event the Petitioners seek to store any other recreational vehicles on the property or add additional structures, another special hearing must be held to determine the appropriateness of same.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING
Date 8/1/95
By [Signature]

441



Petition for Special Hearing

95-448-SFH

to the Zoning Commissioner of Baltimore County

for the property located at

207 WOODLAWN AVENUE

which is presently zoned D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Special Hearing to allow an accessory structure (shed) and a recreational vehicle to remain on vacant lot.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Legal Owner(s):

GARLAND HURT

(Type or Print Name)

Signature

CARNETHER HURT

(Type or Print Name)

Signature

1217 N. Decker Avenue (410) 732-4962
Address Phone No.

Baltimore, MD 21213
City State Zipcode
Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates Next Two Months

ALL OTHER

REVIEWED BY: DATE

Violation

MICROFILMED

ORDER RECEIVED FOR FILING

Date

By



95-448-SPH

ZONING DESCRIPTION FOR 207 WOODLAWN AVENUE

Beginning at a point on the northwest side of Woodlawn Avenue which is 20 feet wide at the distance of 115 feet southwest of the centerline of the nearest improved intersecting street, Sycamore Avenue which is 20 feet wide. Being Lot No. 10, in the subdivision of Lot No. 9 Sparrows Point Lodge - Odd Fellows, as recorded in Baltimore County Plat Book No. 4, folio No. 96, containing 3450 square feet. Also known as 207 Woodlawn Avenue and located in the 15th Election District, 7th Councilmanic District.

441

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-448-SPH

District 19th

Date of Posting 6/17/95

Posted for: Special Hearing

Petitioner: Caland & Cornethor Hurt

Location of property: 207 Wood Lawn Ave., Nw/s

Location of Signs: Facing road way - (Sycamore Ave.) posted on the
corner of Wood Lawn & Sycamore

Remarks: _____

Posted by [Signature]
Signature

Date of return: 6/23/95

Number of Signs: 1



NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case: #95-448-SPH

(Item 441)

207 Woodlawn Avenue
NW/8 Woodlawn Avenue,
115' SW of c/ Sycamore
Avenue

15th Election District

7th Councilmanic

Legal Owner(s):

Garland Hurt and

Carmether Hurt

Hearing: Friday,

July 7, 1995 at 11:00

a.m. in Rm. 106, County Of-
fice Building.

Special Hearing to allow an
accessory structure (shed) and
a recreational vehicle to remain
on a vacant lot.

LAWRENCE E. SCHMIDT

Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handi-
capped Accessible; for special ac-
commodations Please Call
887-3353.

(2) For information concern-
ing the File and/or Hearing, Please
Call 887-3391.

6/268 June 22.

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

6/22, 1995

THIS IS TO CERTIFY, that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper published
in Towson, Baltimore County, Md., once in each of 1 successive
weeks, the first publication appearing on 6/22, 1995

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

~~Publisher~~



Baltimore County
 Zoning Administration &
 Development Management
 111 West Chesapeake Avenue
 Towson, Maryland 21204

receipt
 95-448-SAH

Account: R-001-6150

Number

Date 6/6/95

Taken In By: mdk
 Item: 441

Hurt, Garland - 207 Woodlawn Ave

030- Speedy Henry - \$50.00

020- 1517 - \$35.00

Total - \$85.00

RECEIVED

03A03N025M1CHRC
 BA 0003#107406-06-95

\$85.00

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighbors property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 441

Petitioner: Garland Hurt and Carnether Hurt

Location: 207 Woodlawn Avenue

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mr. Garland Hurt

ADDRESS: 1217 N. Decker Avenue

Baltimore, Md. 21213

PHONE NUMBER: (410) 732-4962

RECEIVED

AJ:ggs

(Revised 04/09/93)



TO: PUTUXENT PUBLISHING COMPANY
June 22, 1995 Issue - Jeffersonian

Please forward billing to:

Garland Hurt
1217 N. Decker Avenue
Baltimore, MD 21213
732-4962

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-448-SPH (Item 441)
207 Woodlawn Avenue
NW/S Woodlawn Avenue, 115' SW of c/l Sycamore Avenue
15th Election District - 7th Councilmanic
Legal Owner(s): Garland Hurt and Carnether Hurt
HEARING: FRIDAY, JULY 7, 1995 at 11:00 a.m. in Room 106, County Office Building.

Special Hearing to allow an accessory structure (shed) and a recreational vehicle to remain on a vacant lot.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 15, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-448-SPH (Item 441)
207 Woodlawn Avenue
NW/S Woodlawn Avenue, 115' SW of c/l Sycamore Avenue
15th Election District - 7th Councilmanic
Legal Owner(s): Garland Hurt and Carnether Hurt
HEARING: FRIDAY, JULY 7, 1995 at 11:00 a.m. in Room 106, County Office Building.

Special Hearing to allow an accessory structure (shed) and a recreational vehicle to remain on a vacant lot.

A handwritten signature in black ink, appearing to read "Arnold Jablon". The signature is fluid and cursive, with a large initial "A" and a long, sweeping underline.

Arnold Jablon
Director

cc: Garland and Carnether Hurt
Burton M. Greenstein and Debra A. Sober

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: June 26, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for June 26, 1995
Items 436, 437, 438, 441, 442, 444, 445, 446
447 and 449

The Developers Engineering Section has reviewed
the subject zoning item and we have no comments.

RWB:sw

MICROFILMED



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer

Secretary

Hal Kassoff

Administrator

6-13-95

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County

Item No.: 441 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: June 15, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

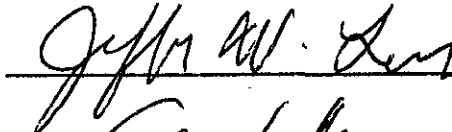
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 433, 439, 441 and 445.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:



Division Chief:



PK/JL

Jw

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 06/14/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JUNE 19, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 441, 442, 443, 444, 445, 446,
447, 448 AND 449.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

Robert P. Sauerwald

cc: File



Printed on Recycled Paper

PETITION PROBLEMS AGENDA OF JUNE 19, 1995

437 --- MJK

1. Notary section is incorrect.

#439 --- MJK

1. Need power of attorney for person signing for legal owner.

#441 --- MJK

1. Legal owner's name does not agree on petition and plat. Petition says Garland & Carnether Hurt; plat says Sparrows Point Lodge #3339 G.W.O. of Odd Fellows. Which one is correct?

#445 --- CAM

1. Legal owner's name does not agree on petition and plat. Petition says David M. Zwald, Regional Admin.; plat says North Oaks R.E. Part. Which one is correct?

#448 --- JJS

1. No telephone number on petition form for legal owner.

#449 --- JJS

1. Notary section is incomplete.

10/10/95 11:11:11



Zoning

Enforcement

Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-3351

* * * * * CORRECTION NOTICE * * * * *

CASE NUMBER C-95-1846

ELECTION DISTRICT: 15TH

LOCATION: 207 WOODLAWN AVENUE
(VACANT LOT, MAP 111, PARCEL 101
OWNER: MR. AND MRS. GARLAND HURT
1217 N. DECKER AVENUE
BALTIMORE, MARYLAND 21213

DEAR PROPERTY OWNERS:

PLEASE BE ADVISED THAT AN INSPECTION OF THE ABOVE REFERENCED
LOCATION REVEALED THAT THERE IS AN APPARENT VIOLATION AND THE FOLLOWING
CORRECTION IS REQUIRED:

REMOVE ALL ACCESSORY STRUCTURES AND RECREATIONAL VEHICLES, AUTOMOBILE
PARTS, CONSTRUCTION SUPPLIES AND MISCELLANEOUS JUNK, TRASH, AND DEBRIS.

NOTE: ACCESSORY STRUCTURES AND/OR RECREATIONAL VEHICLES ARE NOT
PERMITTED ON LOTS WITHOUT A PRINCIPAL STRUCTURE.

IF YOU HAVE ANY FURTHER QUESTIONS, PLEASE CONTACT THIS OFFICE AT
887-5681. FAILURE TO COMPLY BY MAY 7, 1995 WILL RESULT IN THE
ISSUANCE OF A CITATION WHEREIN YOU ARE SUBJECT TO A CIVIL PENALTY OF
\$200.00 FOR EACH VIOLATION, AND EACH DAY SHALL BE CONSIDERED A SEPARATE
VIOLATION (CIVIL PENALTY BILL #132-85).

INSPECTOR: *Len* WASILEWSKI

April 7, 1995

111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
207 Woodlawn Avenue, NW/S Woodlawn Ave., * ZONING COMMISSIONER
115' SW of c/l Sycamore Avenue, 15th * OF BALTIMORE COUNTY
Election District, 7th Councilmanic *
Garland and Carnether Hurt *
Petitioners * CASE NO. 95-448-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

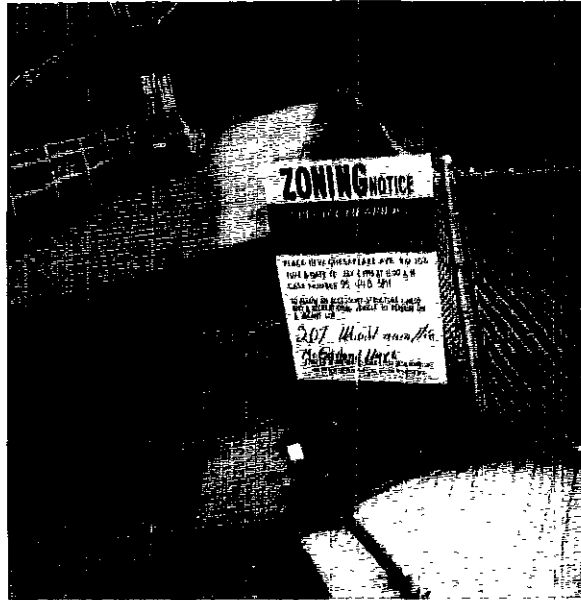
CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 26th day of June, 1995, a copy of the foregoing Entry of Appearance was mailed to Burton M. Greenstein, Esquire, and Debra A. Sober, Esquire, 17 Warren Road, Suite 5A, Baltimore, MD 21208, attorneys for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

95-448-5pt1



LAND TOLL FREE
1-800-286-2878

FAX
(410) 486-7974

DEBRA A. SOBER
ATTORNEY AT LAW

OFFICE
(410) 486-7974

17 WARREN ROAD, SUITE 5A
BALTIMORE, MARYLAND 21208



view of
lot 10
Woodlawn
Ave. from
lot 12

5/29/95
M/M Garland
Hurst



part lot 7
Woodlawn
Ave. and rear
lot 4 Syca-
more Ave.

5/29/95
M/M Garland
Hurst



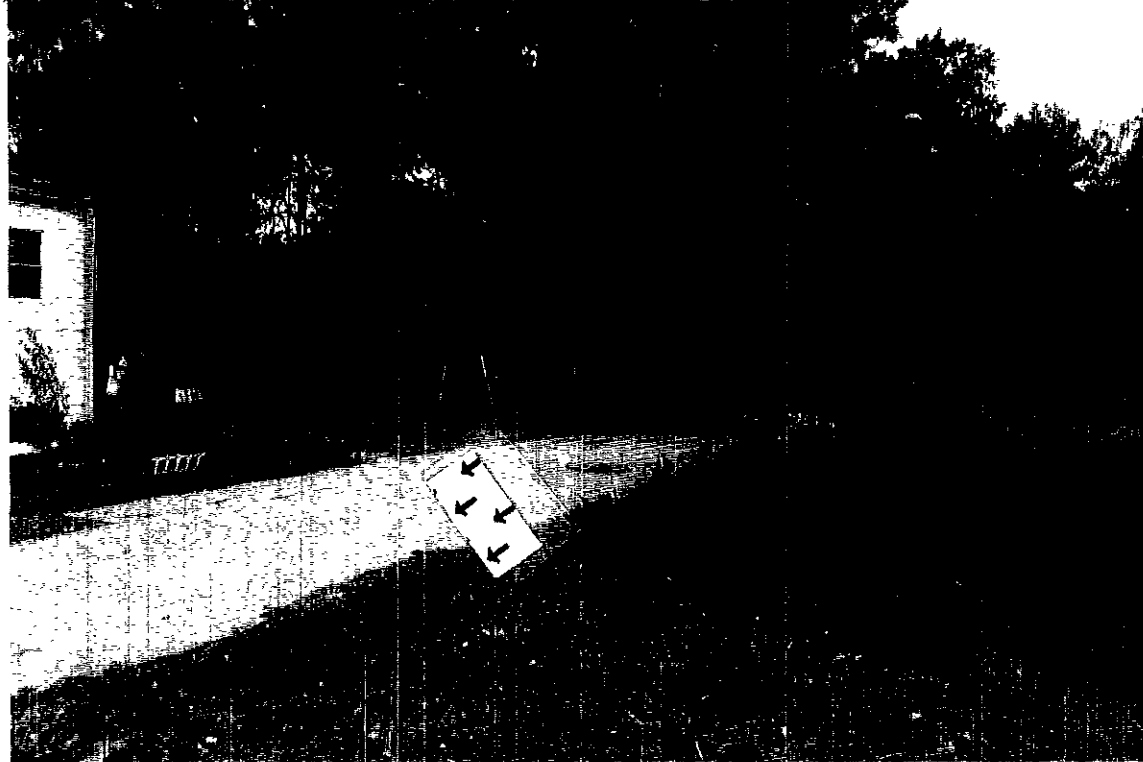
part lots
8 & 7 Wood-
lawn Ave.

5/29/95
M/M Garland
Hurst

PET
EX
NER
NO. 2A



lot 8 + part
lot 9 - Wood-
lawn Ave.
5/29/95
M/M Garland
Hurt.



show part
lot 12 - Wood-
lawn and part
lot 9. 5/29/95
M/M Garland
Hurt.



part lots 11-
12, Woodlawn
ave., 5/29/95
M/M Garland
Hurt

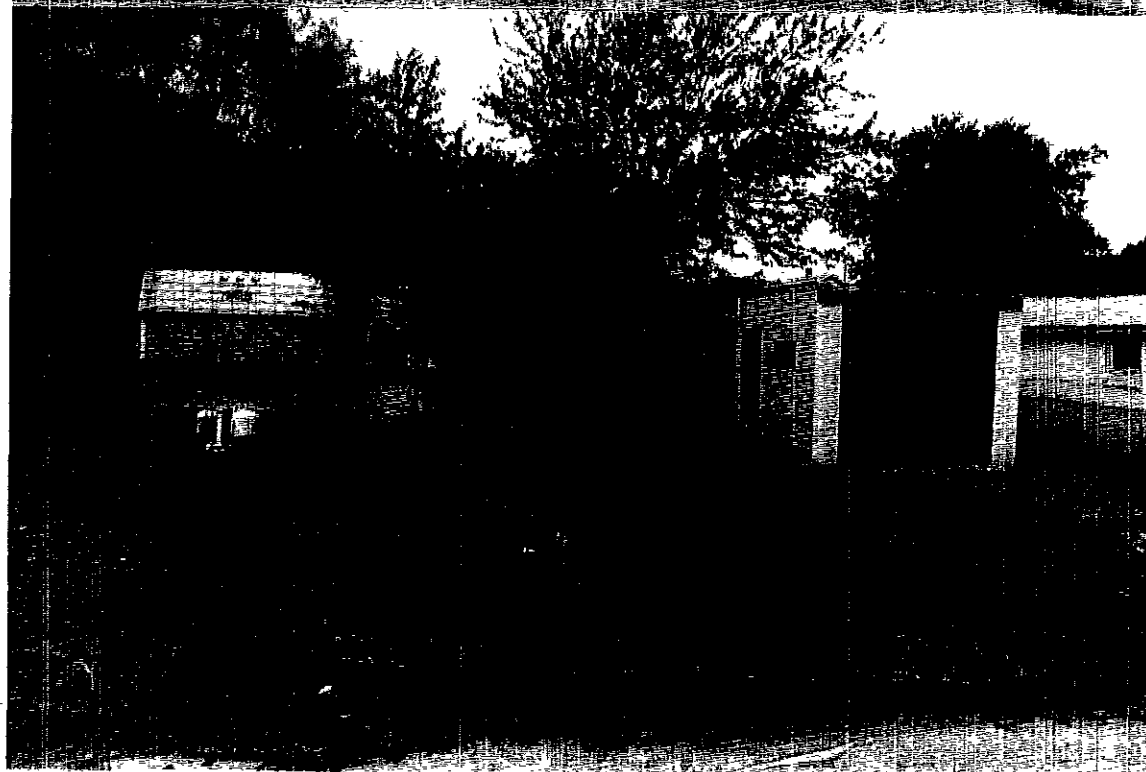
PETITIONER'S
EXHIBIT NO. 23



Shows part
lot 10 - Wood-
lawn Ave., also
(part lots 11 & 12.
5/29/95. M/M
Garland Hunt.



Lot 10 207
Woodlawn Ave.
5/29/95. Also
shows rear
lots 2 & 3
Sycamore Ave.
M/M Garland
Hunt



Lot 10 207
Woodlawn Ave
5/29/95
M/M Garland
Hunt

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 30, 1995

Burton M. Greenstein, Esquire
17 Warren Road, Suite 5A
Baltimore, Maryland 21208

RE: Item No.: 441
Case No.: 95-448-SPH
Petitioner: G. Hurt, et ux

Dear Mr. Greenstein:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 6, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, reading "W. Carl Richards, Jr.", is written over the word "Sincerely,".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 1, 1995

Burton M. Greenstein, Esquire
Debra A. Sober, Esquire
17 Warren Road, Suite 5A
Baltimore, Maryland 21208

RE: PETITION FOR SPECIAL HEARING
NW/S Woodlawn Avenue, 115' SW of the c/l of Sycamore Avenue
(207 Woodlawn Avenue)
15th Election District - 7th Councilmanic District
Garland Hurt, et ux - Petitioners
Case No. 95-448-SPH

Dear Mr. Greenstein and Ms. Sober:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Garland Hurt
1217 N. Decker Avenue, Baltimore, Md. 21213

People's Counsel

File



PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

E-SW E-SE
A-NW A-NE



95-448-SPH

944

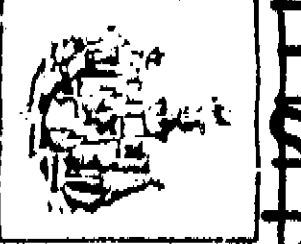
COPYRIGHT-MAP DIVISION-1967
MD. DEPT. OF ASSESS. & TAX.

947

950

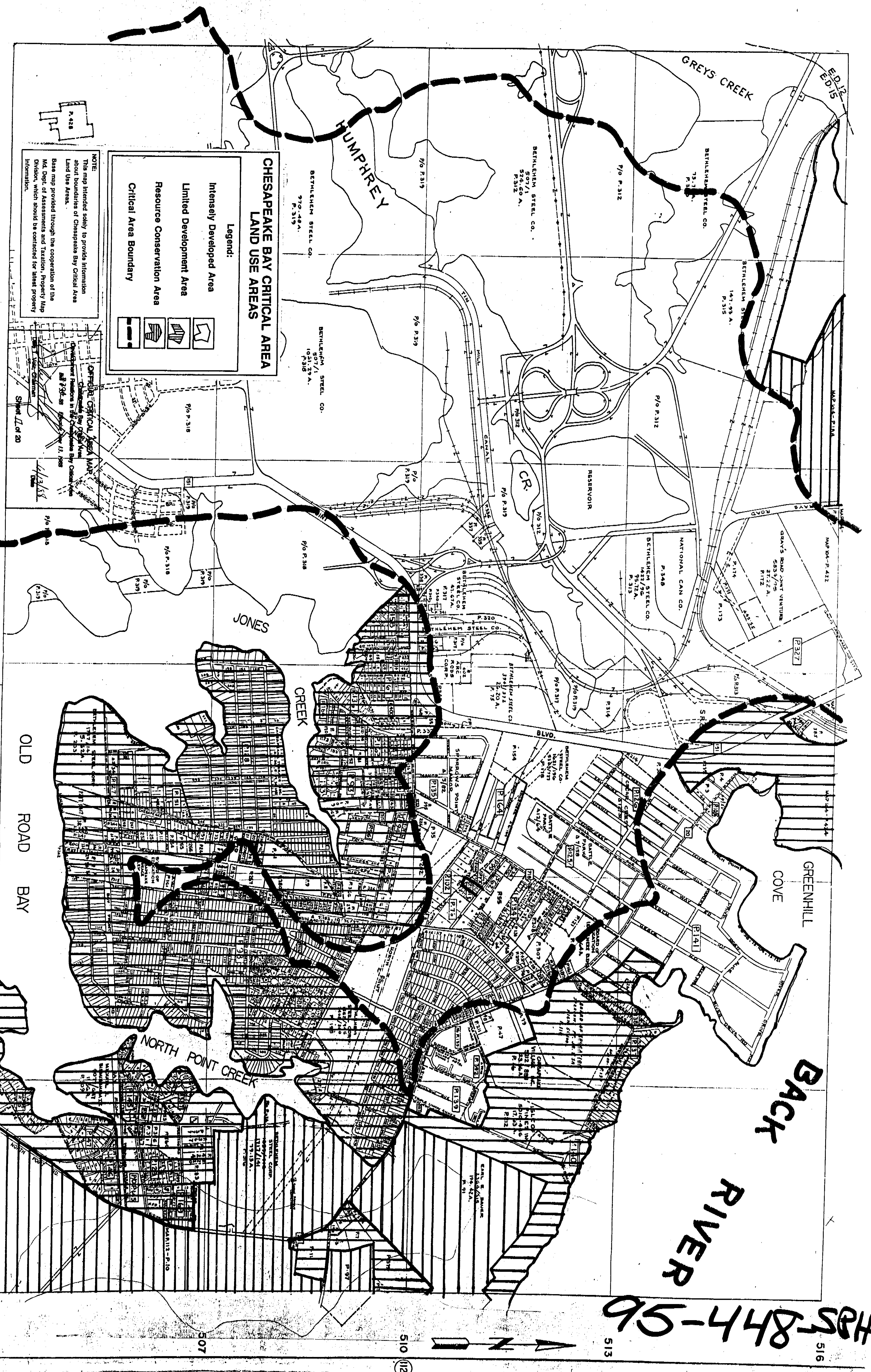
933

DEPT. OF ASSESSMENTS & TAXATION
SUB DIVISION BOUNDARY - Z 1E - Z 2E
CONTINUING OWNERSHIP - Z 1E - Z 2E
PARCEL NUMBER - P 349
SCALE 1" = 600'
REVISID TO: JUNE 1, 85
DATE: 6/85
BY: 1334
QUANTITY: 1



SCALE IN FEET
0 600 1200 1800 2400
BALTIMORE COUNTY 944-504

MAP NO. 111



95-448-SPH

Plat to accompany Petition for Zoning ☐ Variance ☒ Special Hearing

PROPERTY ADDRESS: 201 WOODLAWN AVENUE

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: ODD FELLOWS - SPARROWS POINT

Plat Book # 4, folio 96, lot # 12, section #

OWNER: GARLAND AND CANNETT HURST

ADJACENT PROPERTIES

LOT 4 - OLD STONOR - OWNER

2514 SYCAMORE AVE 21219

Tax Acct # 15-16-600450

RAV RFP 600/255

LOT 2+3 FRANK GILMAN - OWNER

2516 SYCAMORE AVE 21219

Tax Acct # 20-00-000832

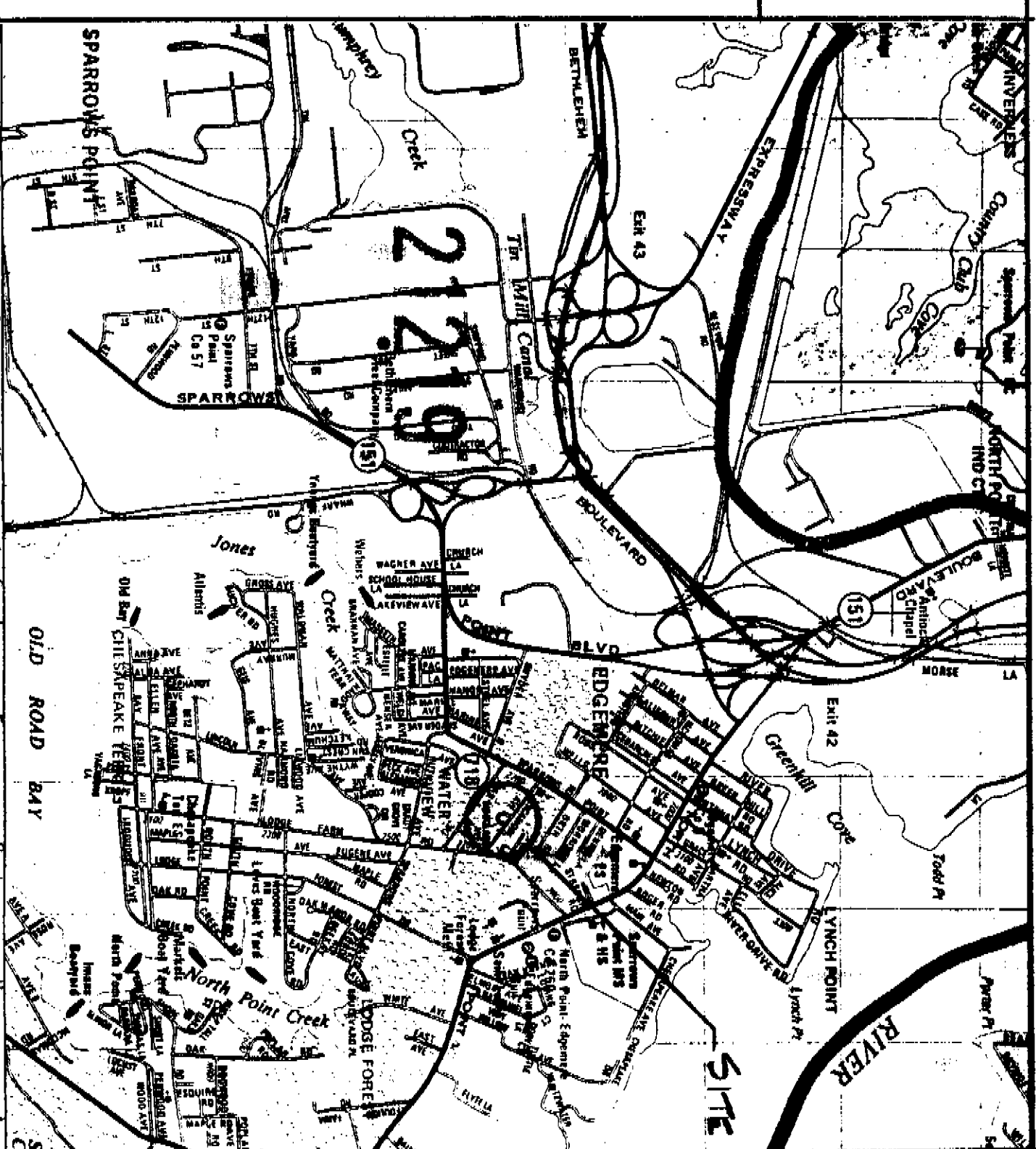
RAV RFP 600/740

LOT 11 GARLAND AND CANNETT HURST

1217 N. DICKENS AVE 21215

Tax Acct # 15-23-502622

RAV RFP 7531/550



Vicinity Map
Scale: 1"=1000'

95-448-
SPH

Tiled March 28 - 1914

Trd - Wm. P. Cole, Clerk

PETITIONER'S
EXHIBIT NO. 1

MICROFILMED

IRON BOLT
3-19-14 - Traced ANA.

LOCATION INFORMATION

Election District: 15

Councilman District: 7

1"=200' scale map: SE 64

Zoning: PR 5.5

Lot size: .0792 ac 3450 sq. ft.

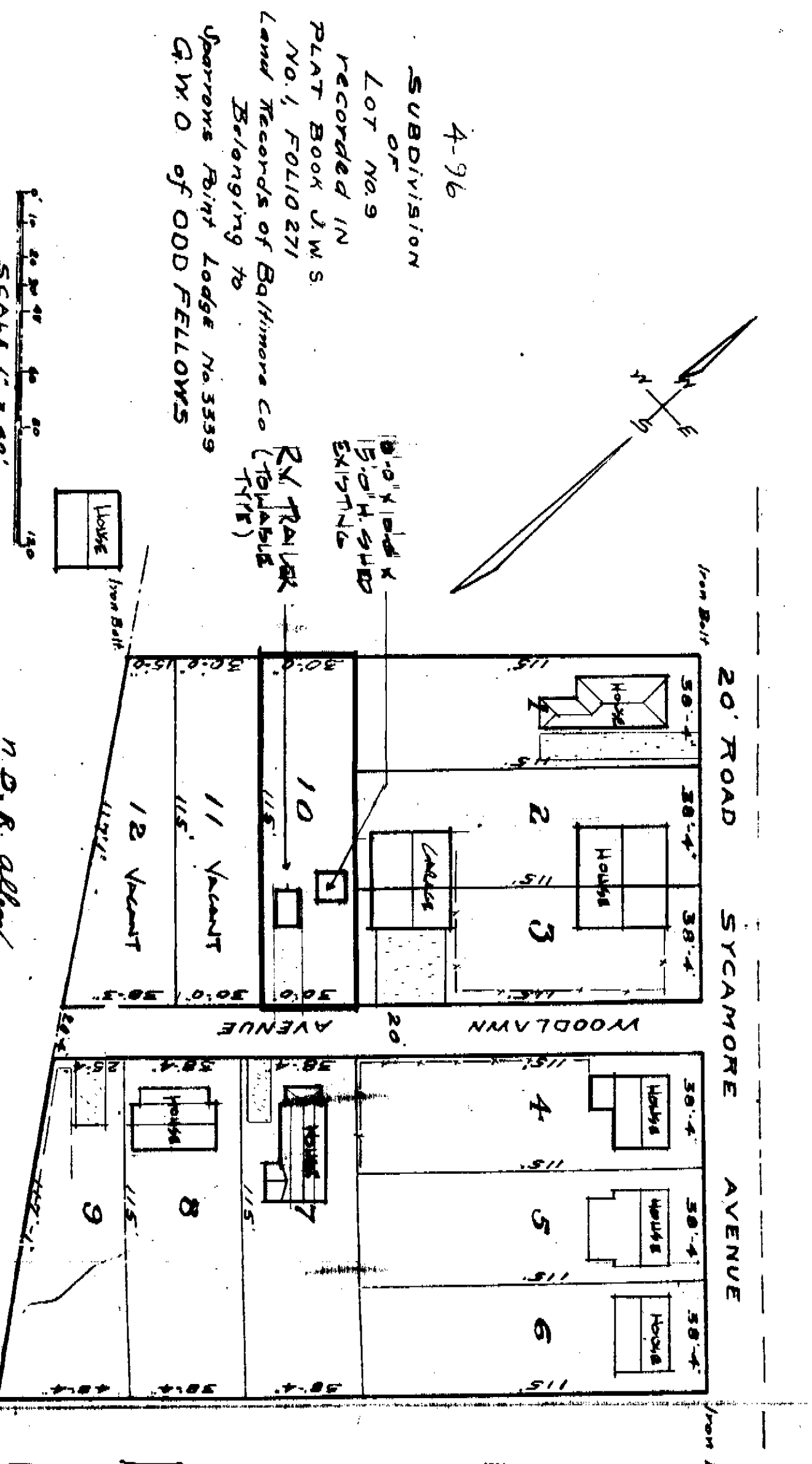
acreage square foot

SEWER: ☒ WATER: ☒
Chesapeake Bay Critical Area: ☐ Prior Zoning Hearings: NONE

Zoning Office USE ONLY

reviewed by: ITEM #: CASE#:

7/2/14 441



N. D. R. Allen
Surveyor
Done 1912.

IN RE: PETITION FOR SPECIAL HEARING
NW/8 Woodlawn Avenue, 115' SW of
the c/l of Sycamore Avenue
(207 Woodlawn Avenue)
15th Election District
7th Councilmanic District
Garland Hurt, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-448-SPH

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 207 Woodlawn Avenue, located in the vicinity of Sparrows Point Road and North Point Boulevard in Edgemere. The Petition was filed by the owners of the property, Garland and Carnether Hurt. The Petitioners seek approval of an existing accessory structure (10' x 10' shed) and the storage of a towable recreational vehicle on a vacant lot. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitioners were Garland Hurt, property owner, Burton M. Greenstein, Esquire, and Debra Sober, Esquire, the Petitioners' attorneys. There were no Protestants present.

Testimony and evidence offered revealed that the subject property consists of 3,450 sq.ft., more or less, zoned D.R. 5.5 and is presently unimproved. The property is also known as Lot 10 of the subdivision known as Odd Fellows - Sparrows Point, and is 30 feet wide by approximately 115 feet deep. Mr. Hurt testified that he purchased lots 10, 11 and 12 of this subdivision in 1968. All three lots are vacant at this time, but for the shed and camper which are the subject of this request, and a vegetable garden Mr. Hurt has planted on Lot 10. Mr. Hurt testified that he uses

the shed for storing lawn and maintenance equipment used to maintain the three lots in question in acceptable condition. Mr. Hurt testified that having the shed on the property allows him the convenience of not having to bring this equipment with him each time he comes to cut the lawn or tend his garden. Further testimony indicated that Mr. Hurt also stores a towable camper-type recreational vehicle on the property. Mr. Hurt testified that he uses this recreational vehicle for camping purposes and that from October through April, it is stored on a farm where he goes hunting. Mr. Hurt testified that he has offered the lots to his grandchildren in the hope that someday, one of them will build a house thereon. However, none of his grandchildren have taken him up on his offer and in the meantime, Mr. Hurt seeks to continue to use the lots as he has in the past.

As noted earlier, no one from the surrounding community appeared in opposition to the Petitioners' request. Furthermore, testimony indicated that both the shed and the recreational vehicle have been on the property for over a year. Therefore, it appears that the relief requested does not pose a problem for the adjoining, affected property owners.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship would result if the relief requested in the special hearing were not granted. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the relief requested will not be detrimental to the public health, safety, and general welfare.

However, the relief requested shall be limited to the existing accessory structure and recreational vehicle. In the event the Petitioner seeks to

add any additional structures/vehicles to the site, another special hearing must be held to determine the appropriateness of same.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the special hearing should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 15 day of August, 1995 that the Petition for Special Hearing seeking approval of an existing accessory structure (10' x 10' shed) and a towable recreational vehicle to remain on the subject property, also known as Lot 10 of Odd Fellows - Sparrows Point, a vacant lot, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The special hearing relief granted herein is limited to the existing shed and recreational vehicle. In the event the Petitioners seek to store any other recreational vehicles on the property or add additional structures, another special hearing must be held to determine the appropriateness of same.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

August 1, 1995

(410) 887-4386

Burton M. Greenstein, Esquire
Debra A. Sober, Esquire
17 Warren Road, Suite 5A
Baltimore, Maryland 21208

RE: PETITION FOR SPECIAL HEARING
NW/8 Woodlawn Avenue, 115' SW of the c/l of Sycamore Avenue
(207 Woodlawn Avenue)
15th Election District - 7th Councilmanic District
Garland Hurt, et ux - Petitioners
Case No. 95-448-SPH

Dear Mr. Greenstein and Ms. Sober:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Garland Hurt
1217 N. Decker Avenue, Baltimore, Md. 21213

People's Counsel

File

ORIGINAL RECEIVED FOR FILING
Date 8/1/95
By [Signature]

ORIGINAL RECEIVED FOR FILING
Date 8/1/95
By [Signature]

ORIGINAL RECEIVED FOR FILING
Date 8/1/95
By [Signature]

Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 207 WOODLAWN AVENUE
which is presently zoned D.R. 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

Special Hearing to allow an accessory structure (shed) and a recreational vehicle to remain on vacant lot.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Owner:
(Type or Print Name)
Signature
Address
City State Zipcode

Attorney for Petitioner:
Burton M. Greenstein & Debra A. Sober
(Type or Print Name)
Signature
17 Warren Road - Suite 5A
Baltimore, Md. 21208
(410) 486-7974

Legal Owner(s)
GARLAND HURT
(Type or Print Name)
Signature
CARNETHER HURT
(Type or Print Name)
Signature
1217 N. Decker Avenue (410) 732-4962
Baltimore, MD 21213
Name, Address and phone number of representative to be contacted

Name
Address Phone No.
ESTIMATED LENGTH OF HEARING 1 hr.
unavailable for Hearing
the following date Next Two Months
ALL OTHER
REVIEWED BY MDK DATE 8/6/95
V1014154

ZONING DESCRIPTION FOR 207 WOODLAWN AVENUE

Beginning at a point on the northwest side of Woodlawn Avenue which is 20 feet wide at the distance of 115 feet southwest of the centerline of the nearest improved intersecting street, Sycamore Avenue which is 20 feet wide. Being Lot No. 10, in the subdivision of Lot No. 9 Sparrows Point Lodge - Odd Fellows, as recorded in Baltimore County Plat Book No. 4, folio No. 96, containing 3450 square feet. Also known as 207 Woodlawn Avenue and located in the 15th Election District, 7th Councilmanic District.

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15th Date of Posting 8/1/95
Posted for: Special Hearing
Petitioner: Garland & Carnether Hurt
Location of property: 207 Woodlawn Ave., Md.
Location of Sign: Facing West side (Sycamore Ave) at the corner of Woodlawn & Sycamore
Remarks: Unimproved
Posted by: [Signature] Date of return: 8/23/95
Number of Signs: 1

CERTIFICATE OF PUBLICATION

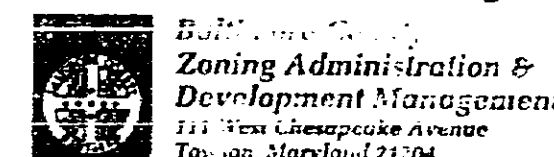
TOWSON, MD., 6/22, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/22, 1995

THE JEFFERSONIAN,
A. Henrichsen
LEGAL AD. - TOWSON
Publisher

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 100 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:
Case #95-448-SPH
8:00 AM
207 Woodlawn Avenue
NW/8 Woodlawn Avenue,
115' SW of c/l of Sycamore Avenue
15th Election District
7th Councilmanic District
Legal Owner(s):
Garland Hurt and
Carnether Hurt
Hearing Room
July 7, 1995 at 11:00 a.m. in the 100 County Office Building.
Special Hearing to allow a) accessory structure (shed) and a recreational vehicle to remain on a vacant lot.
LAWRENCE E. SCHMITZ
Zoning Commissioner for Baltimore County
NOTES: (1) Hearings are held open to the public. (2) If you are unable to attend, please call 887-3391. (3) If you wish to file an appeal, please call 887-3391. (4) If you wish to file an appeal, please call 887-3391.



Date 6/6/95

Hurt, Garland - 207 Woodlawn Ave
030 - Spruce Hwy - \$50.00
030 - 1st St - \$35.00
Total - \$85.00

GA03M0025MICRAC
BA 000310PN26-00-95
Please Make Checks Payable To: Baltimore County

Cashier Validation

receipt
95-448-SPH

Account: R-001-6150

Number

Taken In By: MDK
Item: 441

\$85.00

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
 - 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.
- NON-PAYMENT OF ADVERTISING FEES WILL SURVIVANCE OF ZONING ORDER.**

Carl J. Jablon
ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 441

Petitioner: Garland Hurt and Carnerher Hurt

Location: 207 Woodlawn Avenue

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Mr. Garland Hurt

ADDRESS: 1217 N. Decker Avenue

Baltimore, Md. 21213

PHONE NUMBER: (410) 732-4962

Adj: ggs

(Revised 04/09/93)

TO: PUTNEY PUBLISHING COMPANY
June 22, 1995 Issue - Jeffersonian

Please forward billing to:

Garland Hurt
1217 N. Decker Avenue
Baltimore, MD 21213
732-4962

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-448-SPH (Item 441)

207 Woodlawn Avenue
NW/5 Woodlawn Avenue, 115' SW of c/l Sycamore Avenue
15th Election District - 7th Councilmanic
Legal Owner(s): Garland Hurt and Carnerher Hurt

HEARING: FRIDAY, JULY 7, 1995 at 11:00 a.m. in Room 106, County Office Building.

Special Hearing to allow an accessory structure (shed) and a recreational vehicle to remain on a vacant lot.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 15, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-448-SPH (Item 441)

207 Woodlawn Avenue
NW/5 Woodlawn Avenue, 115' SW of c/l Sycamore Avenue
15th Election District - 7th Councilmanic
Legal Owner(s): Garland Hurt and Carnerher Hurt

HEARING: FRIDAY, JULY 7, 1995 at 11:00 a.m. in Room 106, County Office Building.

Special Hearing to allow an accessory structure (shed) and a recreational vehicle to remain on a vacant lot.

Arnold Jablon
Director

cc: Garland and Carnerher Hurt
Burton M. Greenstein and Debra A. Sober

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

June 30, 1995

Burton M. Greenstein, Esquire
17 Warren Road, Suite 5A
Baltimore, Maryland 21208

RE: Item No.: 441
Case No.: 95-448-SPH
Petitioner: G. Hurt, et ux

Dear Mr. Greenstein:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on June 6, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: June 26, 1995
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for June 26, 1995
Items 436, 437, 438, 441, 442, 444, 445, 446
447 and 449

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:sw

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: 441 (441K)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: June 15, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 433, 439, 441 and 445.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey Long*

Division Chief: *Carol Keller*

PK/JL

ZAC. 433/PZONE/ZAC1

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 06/14/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JUNE 19, 1995.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

6. The Fire Marshal's Office has no comments at this time.
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 441, 442, 443, 444, 445, 446, 447, 448 AND 449.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

**PETITION PROBLEMS
AGENDA OF JUNE 19, 1995**

437 --- MJK

1. Notary section is incorrect.

#439 --- MJK

1. Need power of attorney for person signing for legal owner.

#441 --- MJK

1. Legal owner's name does not agree on petition and plat. Petition says Garland & Carnether Hurt; plat says Sparrows Point Lodge #3339 G.W.O. of Odd Fellows. Which one is correct?

#445 --- CAM

1. Legal owner's name does not agree on petition and plat. Petition says David M. Zwald, Regional Admin.; plat says North Oaks R.E. Part. Which one is correct?

#448 --- JJS

1. No telephone number on petition form for legal owner.

#449 --- JJS

1. Notary section is incomplete.



**Zoning
Enforcement**

Baltimore County
Zoning Administration & Enforcement Management
111 West Chesapeake Avenue
Towson, Maryland 21204
(410) 887-9351

*** * * * * CORRECTION NOTICE * * * * ***

CASE NUMBER C-95-1846 ELECTION DISTRICT: 15TH

LOCATION: 207 WOODLAWN AVENUE
(VACANT LOT, MAP 111, PARCEL 101)
OWNER: MR. AND MRS. GARLAND HURT
1217 N. DECKER AVENUE
BALTIMORE, MARYLAND 21213

DEAR PROPERTY OWNERS:

PLEASE BE ADVISED THAT AN INSPECTION OF THE ABOVE REFERENCED

LOCATION REVEALED THAT THERE IS AN APPARENT VIOLATION AND THE FOLLOWING

CORRECTION IS REQUIRED:

REMOVE ALL ACCESSORY STRUCTURES AND RECREATIONAL VEHICLES, AUTOMOBILE PARTS, CONSTRUCTION SUPPLIES AND MISCELLANEOUS JUNK, TRASH, AND DEBRIS.

NOTE: ACCESSORY STRUCTURES AND/OR RECREATIONAL VEHICLES ARE NOT PERMITTED ON LOTS WITHOUT A PRINCIPAL STRUCTURE.

IF YOU HAVE ANY FURTHER QUESTIONS, PLEASE CONTACT THIS OFFICE AT 887-5681. FAILURE TO COMPLY BY MAY 7, 1995 WILL RESULT IN THE ISSUANCE OF A CITATION WHEREIN YOU ARE SUBJECT TO A CIVIL PENALTY OF \$200.00 FOR EACH VIOLATION, AND EACH DAY SHALL BE CONSIDERED A SEPARATE VIOLATION (CIVIL PENALTY BILL #132-85).

INSPECTOR: *Len* WASILEWSKI
111 WEST CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204

April 7, 1995

LAND TOLL FREE
1-800-286-2878

TAX
(410) 41-11

DEBRA A. SOBER
ATTORNEY AT LAW

OFFICE
(410) 489-7974

17 WARREN ROAD, SUITE 5A
BALTIMORE, MARYLAND 21208

RE: PETITION FOR SPECIAL HEARING
207 Woodlawn Avenue, NW/S Woodlawn Ave.,
115' SW of c/1 Sycamore Avenue, 15th
Election District, 7th Councilmanic
Garland and Carnether Hurt
Petitioners

BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
CASE NO. 95-448-SPH

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Charles S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
TOWSON, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of June, 1995, a copy of the foregoing Entry of Appearance was mailed to Burton M. Greenstein, Esquire, and Debra A. Sober, Esquire, 17 Warren Road, Suite 5A, Baltimore, MD 21208, attorneys for Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

75-448-SPH



new 2
lot 10
Woodlawn
Ave. from
lot 12
5/29/95
M/M Garland
Hurt



part lot 7
Woodlawn
Ave. and near
lot 4 Sycamore
Ave.
5/29/95
M/M Garland
Hurt



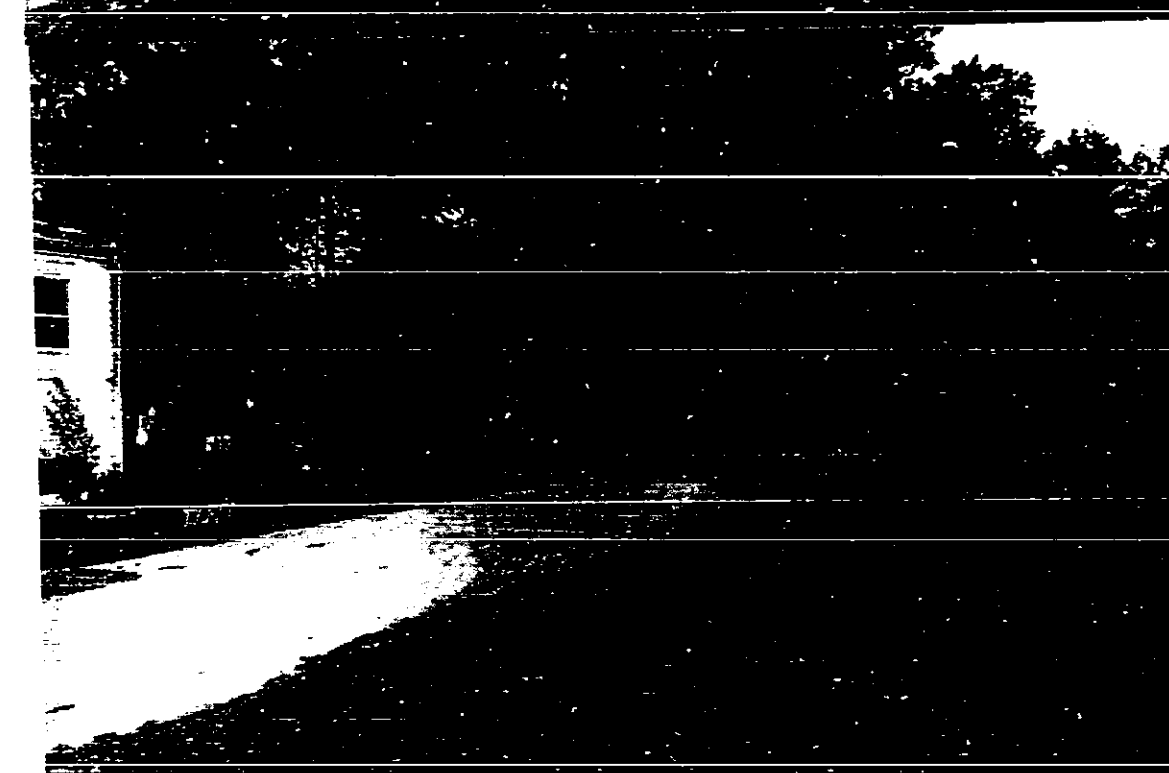
part lots
8+7 Wood-
lawn Ave.
5/29/95
M/M Garland
Hurt

PETITIONER'S
EXHIBIT NO. 28

95-448-SPH



lot 8+ part
lot 9 - Wood-
lawn Ave.
5/29/95
M/M Garland
Hurt.



show part
lot 12 - Wood-
lawn and part
lot 9. 5/29/95
M/M Garland
Hurt.



part lots 11 &
12, Woodlawn
Ave., 5/29/95
M/M Garland
Hurt

PETITIONER'S
EXHIBIT NO. 28

95-448-SPH



Show part
lot 10 - Wood-
lawn Ave. also
part lots 11+12
5/29/95. M/M
Garland Hurt.



lot 10 207
Woodlawn Ave.
5/29/95 also
shows near
lots 2+3
Sycamore Ave.
M/M Garland
Hurt



lot 10 207
Woodlawn Ave.
5/29/95
M/M Garland
Hurt

PETITIONER'S
EXHIBIT NO. 28

95-448-SPH



Plat to accompany Petition for Zoning ☐ Variance ☒ Special Hearing

PROPERTY ADDRESS: 201 WOODLAWN AVENUE

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: ODD FELLOWS - SPARROWS POINT

plat book # 4, folios 96, 101, 102, sections 10, 11

OWNER: CARLAND AND CARNETHER HURT

ADJACENT PROPERTIES

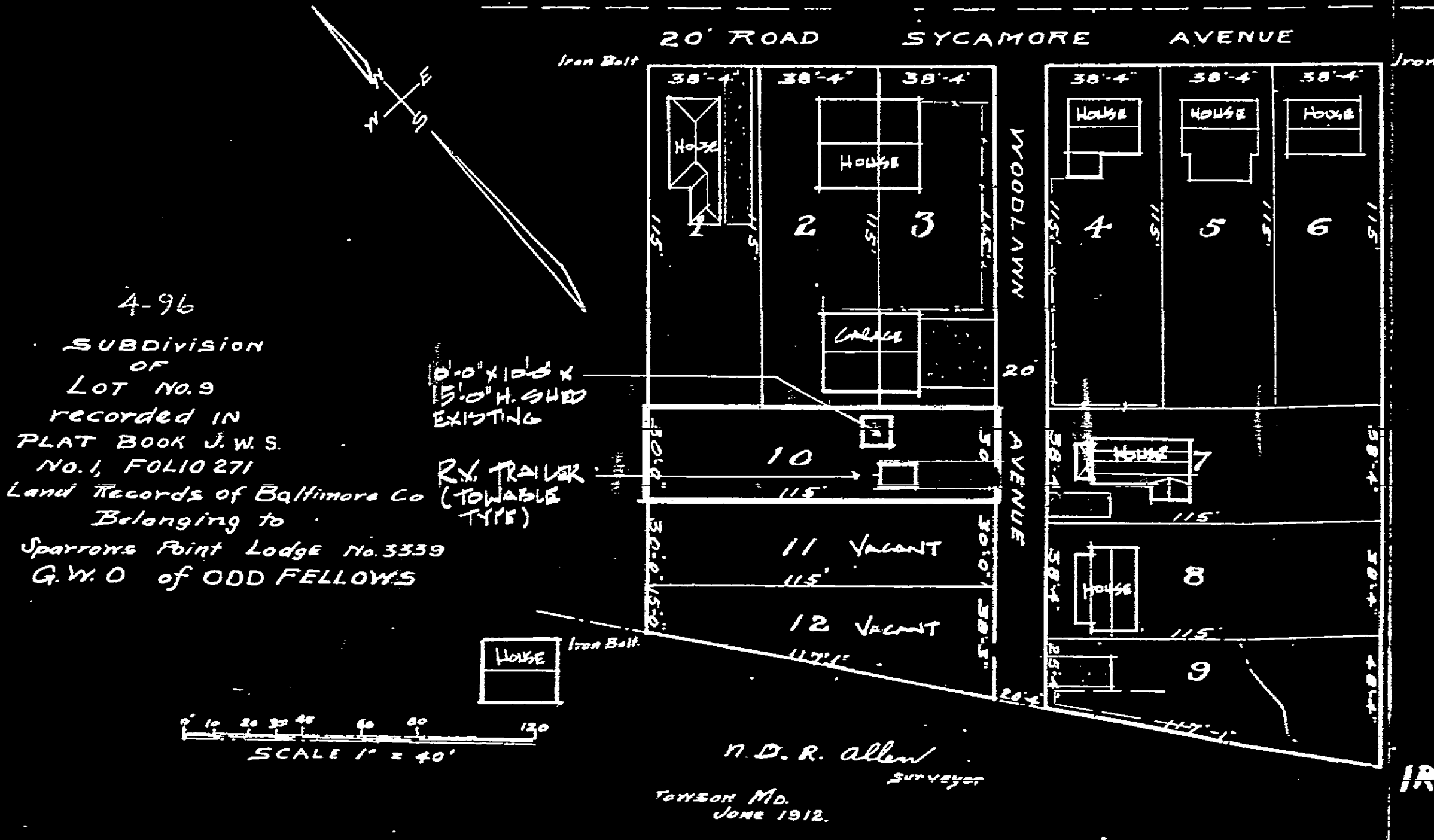
LOT 1 - OLA STONOR - OWNER
2514 SYCAMORE AVE 21219
TAX ACCT # 15-16-600450
DEED REF. 600/255

LOT 2+3 FRANK GILMAN - OWNER
2516 SYCAMORE AVE 21219
TAX ACCT # 20-00-000832
DEED REF. 600/740

LOT 11 CARLAND AND CARNETHER HURT
1217 N. DICKINSON AVE 21215
TAX ACCT # 15-23-502622
DEED REF. 753/556



Vicinity Map
scale: 1"=1000'



95-448-SPH

Filed MARCH 28 - 1914

Test - Wm. P. Cole, Clerk

PETITIONER'S
EXHIBIT NO. 1

IRON BOLT
3-19-14 - Traced ANA.

DATE: MAY 11, 1995

LOCATION INFORMATION

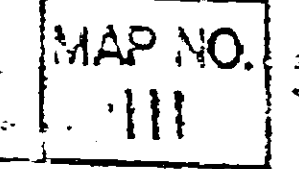
Election District: 15
Councilmanic District: 7
1"=200' scale map: SE 64
Zoning: DR 5.5
Lot size: .0792 AC 3450 SF.
Acreage square feet

SEWER: ☒ ☐
WATER: ☒ ☐
Chesapeake Bay Critical Area: ☒ ☐
Prior Zoning Hearings: NONE

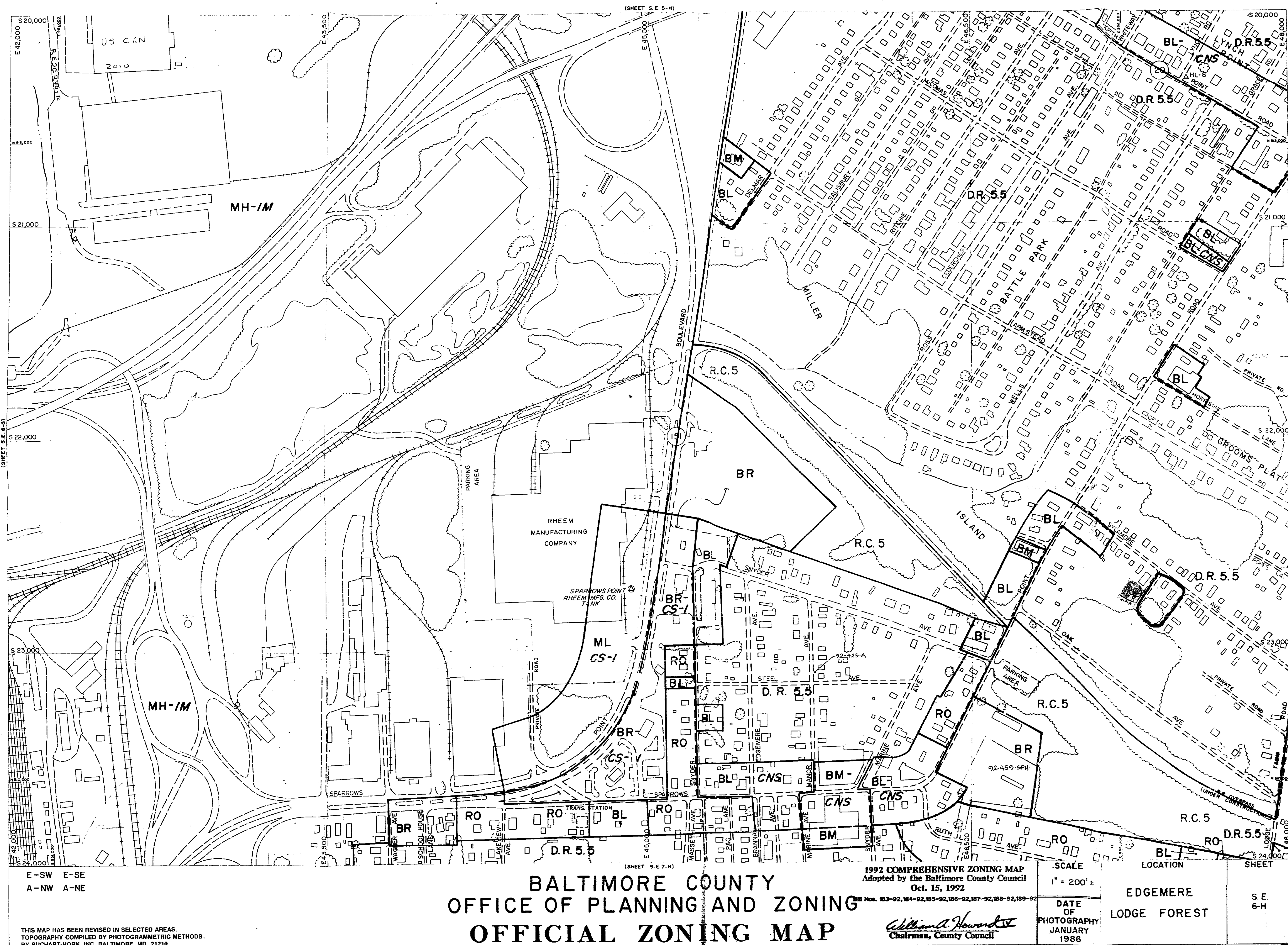
Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:
JDK 441

62-4-504

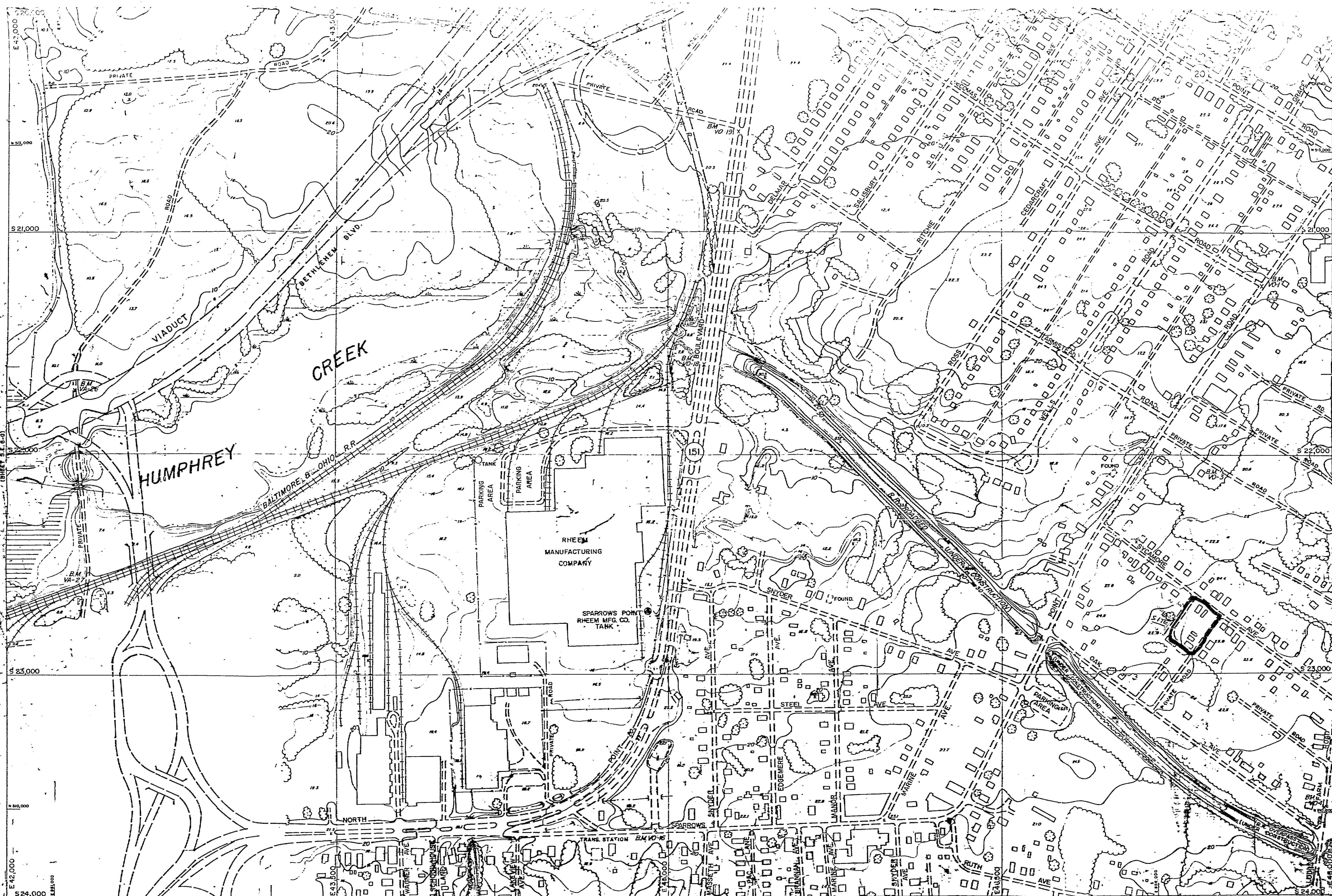


BALTIMORE COUNTY 944-504



95-448-SPH

#441



E-SW E-SE
A-NW A-NE

PHOTOGRAMMETRIC MAP OF BALTIMORE COUNTY METROPOLITAN AREA

1/1/55		SCALE		LOCATION		SHEET	
REVISIONS		1" = 200'		EDGEHIRE LODGE FOREST		S C L	
BY	DATE						
8	2/1/55	DATE OF PHOTOGRAPHY MAY 1954					
PROPERTY OWNERS: PHOTOGRAPHY BY THE BALTIMORE COUNTY METROPOLITAN AREA							

435-844-56